



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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C O V E R

FAX

S H E E T

To: HPD - HCD
Fax #: 9-1-916-327-2643
Subject: Sonoma County's Annual Planning Report for CY 2006
Date: March 29, 2007
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COMMENTS:

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COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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To: Board of Supervisors
Planning Agency
State Department of Housing & Community Development (HCD)
State Office of Planning Research (OPR)

From: Jane Riley, Planner III (Housing)
Permit & Resource Management Department
County of Sonoma

Subject: Annual General Plan Status Report
Year ending December 31, 2006

Date: March 20, 2007

EXECUTIVE SUMMARY

During calendar year 2006, Sonoma County continued to make progress toward attaining its affordable housing goals. The Permit and Resource Management Department saw significant activity related the Board of Supervisors's 2005 adoption of new programs to provide better opportunities and funding for housing. With permit activity down significantly from 2005 levels, the County issued building permits for a total of only 66 affordable units during calendar year 2006, but approved entitlements for an additional 44 affordable units. While during the previous Housing Element period, the County's affordable permits averaged just over 17% of all permits issued, during this Housing Element period a total of 43% of the new residential permits issued were for affordable units.

The County has achieved 46% of its overall regional housing need (RHNA) and 76% of its housing objectives. The County has met its objective for above-moderate income housing. While the County has provided 970 affordable units in this planning period, it nonetheless remains behind its targeted objective for lower and moderate-income housing units.

INTRODUCTION

Government Code §65400 requires local agencies to provide an Annual General Plan Status Report ("Report") to the Board of Supervisors, the California Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). The Report is due by April 1st of each year. The purpose of the Report is to provide an annual update to both the Board and the State on the County's progress in implementing the various policies and programs of its General Plan, with an emphasis on reporting its progress toward attaining its Housing Element Objectives. This memorandum constitutes the required Annual Report for the calendar year ending December 31, 2006.

Pursuant to the requirements of Government Code § 65400 for jurisdictions currently undertaking a comprehensive General Plan update, a brief report on the status of the General Plan Update is included at the end of this Report. An update on the implementation of the County's major Housing Element Programs to increase available housing sites is also included in this Report.

Because a comprehensive update of the Sonoma County General Plan is currently underway, the Report is focused on providing that specific housing-related information required by the Government Code, which includes the following components:

- 1) a numerical report of the County's progress in attaining its "fair share" of the regional housing need, by income category, and of its progress in achieving its quantified objectives;
- 2) a discussion of the County's progress in implementing the policies and programs set forth in the Housing Element; and,
- 3) the measures which have been taken by the County to remove or reduce governmental constraints to the production of housing, as identified within the Housing Element.

2006 CONSTRUCTION ACTIVITY

During calendar year 2006, the Building Division reported 107 building permits issued (not counting replacement homes) for single-family units and 54 issued for Second Dwelling Units (see *Table 1*, below). Building permits for a total of only 2 multi-family units had been issued by the end of the calendar year.

Table 1: Residential Permits Issued During 2006, by Type

Unit Type	Total
Single-Family Homes (not including replacement units)	107
Multiple-Family Homes (units)	2
Second Dwelling Units	54
Ag Employee Units, Farm Family Units, and Mobile Homes	16
Total Residential Permits Issued (Units)	179

Second Dwelling Units

A total of 54 new Second Dwelling Units were issued building permits during 2006, including 8 attached units and 46 detached units. Because of their limited size, Second Dwelling Units are considered affordable even without the imposition of long-term restrictions. The most recent survey of Second Dwelling Units, conducted during the summer of 2006, showed that the average rent for a detached Second Dwelling Unit (when rent was charged) was on the low end of the "moderate" income range.

Units for Farmworkers

As a rural agricultural county, Sonoma has a significant need for farmworker housing. To this end, the County's objectives include the provision of both year-round and seasonal accommodations for farmworkers. During 2006, permits were issued for a 30-bed seasonal farmworker housing facility consisting of 9 units, as well as for four "ag employee" units.

REGIONAL HOUSING NEEDS AND LOCAL OBJECTIVES

The Association of Bay Area Governments (ABAG) has adopted a *Regional Housing Needs Determination*, pursuant to Government Code Section 65584, for all jurisdictions within the County of Sonoma. In order to provide for the projected population growth within the region, Sonoma County was determined to need 6,799 new housing units by the end of 2006, including 1,563 units affordable to moderate-income households and 2,457 units affordable to lower (very-low and low) income households. As of the end of 2006, the County had provided 1,000 lower-income units, 332 moderate-income units, and 1,758 above-moderate income units. The remaining need during this planning period, which the state legislature has now extended until June 30, 2009, is for 1,427 lower-income units, 1,231 moderate-income units, and 1,051 above-moderate income units. This information is provided in *Table 2: Sonoma County's Progress in Meeting its Regional Housing Need Allocation*, attached at the end of this report.

Quantified Objectives for Lower- and Moderate-Income Housing Units

Sonoma County's certified Housing Element identifies 5-year Quantified Objectives for the unincorporated county which provide for approximately 46% of the identified regional housing need. The Quantified Objectives include a total of 1,571 units for lower and moderate income households to be provided during the 5-year planning period (by the end of 2006). As of the end of 2006, the County had provided 970 affordable units, including 443 very-low income units, 283 low-income units, and 244 units for moderate income households (see Table 3, following).

Table 3: Housing Element Quantified Objectives for Affordable Housing, 2001-2006 as of 12/31/2006						
Targeted Income Group	Quantified Objective	Permits Issued	Units Approved¹	Total Provided	% of QO Provided	Objective Remaining
Very-Low	705	443	0	443	63%	262 units
Low	504	272	11	283	56%	221 units
Moderate	362	228	16	244	67%	118 units
Above Moderate	1,317	1,219	89	1,308	99%	9 units

¹ Includes units for which planning and/or plan check applications have been approved, but for which building permits have not yet been issued. Does NOT include units in projects which are currently in the entitlement process but which have not yet received approvals.

As Table 3 shows, with the 5-year Housing Element planning period having elapsed, the County met its target for above-moderate units and has achieved 79% of its overall objectives. In spite of the progress made during calendar year 2006, the relative drop in permit activity means that the County did not meet its affordable housing objectives for very-low, low and moderate-income housing units during this 5-year planning period.

ACTIONS UNDERTAKEN TO IMPLEMENT HOUSING ELEMENT PROGRAMS

A large number of actions were undertaken by the County during this Housing Element planning period to implement the housing policies and programs set forth in the adopted Housing Element. A chart summarizing the County's progress to date on each of the Housing Element Programs is attached at the end of this Report. Highlights of the actions taken to date are provided below:

Removing Governmental Constraints

In June of 2005, the Board of Supervisors adopted the following Zoning Code amendments designed to remove governmental constraints to housing:

1. Reduced Standards for High-Density development projects, including Type A density bonus projects in order to facilitate development of infill sites for affordable and high-density housing.
2. Revised Standards for Second Dwelling Units to allow Second Units to be created within or attached to larger agricultural structures, allowing the legalization of a number of non-permitted units which had been in the Code Enforcement abatement process.
3. Reduced Standards for Mobile Home Parks to allow existing parks to be expanded, and to reduce the acreage required to create a new park from 4 acres to 2 acres.
4. Amended the Zoning Code to allow Farmworker Housing on parcels that are otherwise protected by Williamson Act (Agricultural Preserve) contract.
5. Reduced the minimum number of units required for participation in the County's 100% density bonus programs. For Type A (rental) projects, the minimum number of base units was reduced from 4 to 2; for Type C (ownership) projects, the minimum number of base units was reduced from 5 to 4. This change was made to facilitate development of affordable units on small infill parcels, as well as to allow the legalization of a number of units that had been in the Code Enforcement abatement process.

Recent Results: The changes to the Second Dwelling Unit provisions have allowed legalization of at least 3 units, and has prompted additional units that could not previously been legalized to "come in" for permits. No applications for new Mobile Home Parks have been received. However, meetings have been held with 2 potential applicants with regard to possible expansion of existing mobile home parks.

As discussed in the "Review of Housing Site Programs" portion of this report, below, the County has been able to add additional housing sites to its inventory as a result of these changes, and has been able to legalize several small projects without loss of affordable housing units.

Increasing Opportunities for Housing

During calendar year 2005, the Board of Supervisors adopted the following Zoning Code amendments designed to further increase opportunities for housing development:

1. Adoption of a new Work-Live Ordinance, allowing integrated residential units within the M1 Urban Industrial Zone District.
2. Adoption of a new Mixed-Use Ordinance, allowing residential uses within all urban commercial zone districts.
3. Adoption of a new SRO Ordinance, allowing single-room occupancy facilities, with a Use Permit, in all urban commercial zoning districts.

Recent Results: As a result of these changes to the Zoning Code, staff have now received and are processing applications for five different mixed-use housing projects, which together would provide for over 120 new residential units, including at least 30 affordable units, and related commercial space. The projects are located in Forestville, Graton, Larkfield, Sonoma Valley and Santa Rosa.

Promoting the Production of Housing

During calendar year 2005, the Board of Supervisors adopted a comprehensive Affordable Housing Program, including the following:

1. Affordable Housing Program for Residential Development (Inclusionary Housing). Requires that all new residential development either include affordable units on-site, pay an in-lieu fee, or provide an equivalent alternative.
2. Affordable Housing Program for Non-Residential Development (Workforce Housing Program). Requires that all new non-residential development of more than 2,000 square feet either provide workforce housing units on-site, pay an in-lieu fee, or provide an equivalent alternative.
3. A new fee deferral program for affordable housing development was also adopted during 2005.

Recent Results: Since the effective date of these programs on October 1, 2005, the County has collected \$687,583 in residential in-lieu fees, and an additional \$695,435 will be collected upon issuance of building permits currently in the pipeline. Interestingly, almost 80% of the building permit applications received for new single family homes received since adoption of the affordable housing program have chosen to provide a second dwelling unit where possible rather than payment of the in-lieu fee. An additional \$24,967 in workforce housing fees have been collected from 5 commercial projects. Altogether, the County has gathered almost \$1.5 million towards affordable housing programs and projects.

County Fund for Housing Status: Since receipt of a \$1 million State Local Housing Trust Fund (LHTF) matching grant in February 2004, the County had been unable to use most of the County Fund for Housing (CFH) because of the statutory restrictions placed on the LHTF grant and the County's \$1.1 million General Fund match. Passage of AB 2638 in September 2006 removed the most onerous of these restrictions. Community Development Commission staff is now working with potential developers of five affordable housing projects for the use of some of these monies, three of which would involve new construction, one of which is preservation of an existing senior housing development, and one of which would be conversion of an existing resort facility into permanent supportive housing.

ADEQUATE SITES MONITORING & INVENTORY UPDATE

Housing Element Program #10 required the County to review the status of the housing sites listed in the Housing Element and the progress made in the use of the listed sites to accommodate the County's share of the regional housing need. Should the review show that the identified sites were developed for other than residential purposes, or developed with market-rate housing at a substantially lower density than anticipated, the County would either identify additional sites to be made available or provide other incentives to facilitate the development or redevelopment of existing sites for residential purposes.

By the end of 2006, 16 of the sites shown in the original Table 7.5 had been developed with 137 dwelling units, including 103 affordable units. A total of five of the original sites were dropped from the available sites listing due to a lack of development potential. After reviewing site-specific information about the remainder of the original sites, the County reduced the likely development potential on an additional nine sites due to site-specific development constraints, including flooding and slope constraints. However, five new sites were identified and made available for housing through General Plan Amendments and/or Rezoning. Additionally, another eight new sites were added. The updated Table 7.5, as revised to date pursuant to Program #10, contains sites with the capacity for 2,147 units, including 1,377 Type A and 770 Type C units. These sites have utilities available and are suitable for the development of housing units affordable to very-low, low, and

moderate-income households at densities of approximately 10 to 30 units per acre. In addition, an additional 6 sites with the potential for 375 new Type A units are presently being rezoned to allow high-density affordable housing as a part of the GP2020 update.

COMPREHENSIVE GENERAL PLAN UPDATE

In March 2001, the Sonoma County Board of Supervisors (Board) authorized the Permit and Resource Management Department (PRMD) to initiate an issue-focused update of the County's General Plan (referred to as GP2020).

Following public meetings held throughout the County during 2001, the Citizen's Advisory Committee (CAC) appointed by the Board met to review input from the meetings and formulate a recommended scope of work for GP2020. The Board approved the scope of work in January 2002. Between then and 2005, the CAC held more than 120 fully-noticed public meetings to consider background information, policy options and public input, and developed a recommended Draft GP2020.

In February 2006, the Planning Commission began fully-noticed public hearings on Draft GP2020 and the accompanying Draft Environmental Impact Report (EIR). The Commission has continued to hear and deliberate the Draft GP2020 throughout 2006, and that schedule shows the Commission concluding their deliberations in early 2007. The Board will then conduct public hearings and deliberate the approval of a Final EIR and adoption of GP2020.

List of Attachments:

Attachment 1: Housing Element Program Implementation Table, 9/27/2006

Attachment 2: Table 2: *Sonoma County's Progress in Meeting its Regional Housing Need Allocation*

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SONOMA COUNTY HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

last update September 27, 2006

Housing Element Program	Short Program Description	HFE Page No.	Responsibility	PRMD Staff	Time Frame	Status	Comments/Next Step
9.1 SUSTAIN EXISTING HOUSING PRODUCTION AND PROGRAMS AND AFFORDABLE HOUSING UNITS							
1	Sustain Existing Housing Production and Programs that Create Permanent Affordable Housing	132	CDC, PRMD	JR	ongoing	In place and ongoing	Ongoing
2	Retain Existing Affordable Housing Units Through Acquisition Subsidies	133	CDC, PRMD		ongoing	Ongoing, as-needed as contracts expire	Ongoing, Continue participation as opportunities arise
9.2 PROMOTE THE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING							
3	Continue to Administer County's Mobile Home Rent Stabilization Ordinance	133	CDC, PRMD		ongoing	Ongoing	Ongoing
4	Improve Information about and Community Acceptance of Affordable Housing	133	CDC, PRMD	JR	2003 and ongoing	Underway	Expanded in 2002; ongoing
5	Expand Priority Processing for Affordable & Farmworker Housing	134	County Permitting Agencies	n/a	ongoing	Ongoing	Continue Annual Staff Training
6	Assist in the Preparation and Adoption of Public Service Master Plans for Urban Service Areas	134	PRMD	GH	New Program part of GP2020	In place and ongoing	GP2020 and Ongoing
7	Notify Utility Providers of their Responsibility to Prioritized Service to Affordable Housing Projects	134	PRMD	JR	New Program part of GP2020	Completed	Completed
8	Package Sewer Treatment Plants	134	PRMD	GH	New Program part of GP2020	Underway	GP2020 in hearings
9	Fund Staffing Dedicated to Housing Element Implementation	134	CDC, PRMD	n/a	beginning 2002 and ongoing	Completed	Completed
10	Adequate Sites Monitoring Program	135	PRMD	JR	w/annual GP report to HCD	Ongoing	Reporting Started 2003
9.3 PROMOTE PRODUCTION OF AFFORDABLE HOUSING UNITS							
11	Preparation of Affordable Housing Combining District	135	PRMD	DP	New Program part of GP2020	Underway	GP2020 in hearings
12	Increase Opportunities for Second Units	135	CDC, PRMD	JR	June-03	Completed	Completed
13	Promote Density Bonus Development in Unincorporated Urban Area	136	CDC, PRMD	JR	Feb. 03 and ongoing	In place and ongoing	Ongoing
14	Increase Opportunities for Farmworker Housing	136	PRMD	JR	New Program part of Dev. Code	Completed	Completed
15	Expand Opportunities and Provide Incentives for Mixed Use Development	136	PRMD	JR	New Program part of Dev. Code	Completed	Completed
16	Single Room Occupancy Hotels in Urban Commercial Districts	136	PRMD	DP	New Program part of GP2020; due 2003	Completed	Completed
17	Inventory, Legalize, and Conserve Existing SRO Supply	137	PRMD	JR	Inv: Jun-Aug 03 Ord: Jan-April 04	Underway	Inventory completed
18	Long Term Residency in RV Campgrounds	137	PRMD	DP	New Program part of IDC Update 2003	Underway	GP2020 now in hearings
19	Mobile Home Parks in all Urban Service Areas	137	PRMD	KJ	New Program	Completed	Completed

SONOMA COUNTY HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

last update September 27, 2006

Housing Element Program	Short Program Description	H.E. Pg. No.	Responsibility	PRMD Staff	Time Frame	Status	Comments/Next Step
20	Flexible Development Standards for Infill Projects	137	PRMD	KJ	New Program	Completed	Completed
21	Allow Housing Program Opportunity Projects within a 1/4 mile of Each Other without Use Permit	138	PRMD	JR	May-03	Completed	Completed
22	Amend Zoning Ord. To Include Inclusionary Zoning, Second Units and Housing In-Lieu Fees	138	PRMD	JR	April-Dec 03	Completed	Completed
23	Require Urban Residential Lots to be Built Above Minimum Density	138	PRMD	JR	May-03	Completed	Completed
24	Preparation of General Plan Policy Allowing Affordable Housing on Parcels Adjoining Urban Service Boundaries	138	PRMD	DP	New Program part of GP 2020 Update	Underway	GP2020 Significant staff research needed
25	Grant "Amnesty" for Illegal Units in Exchange for Affordable Restrictions	138	CDC, PRMD	JR	July-03	Initiated	
9.4 INCREASE FUNDING FOR AFFORDABLE HOUSING							
26	Establish Housing Element Trust Fund	139	CDC, PRMD	JR	by 7/1/03 and ongoing	Completed	Completed
27	Give Discretionary Funding Preference to Nonprofits for Affordable Housing Projects	139	CDC	n/a	New Program beginning 2001	In place and ongoing	Ongoing
28	Create More Parcels for "Recreation and Visitor-Serving Commercial" Uses	140	PRMD	SB	New Program part of GP 2020 Update	Underway	GP2020 now in hearings
29	Participate in Countywide Workforce Housing Study to Determine Housing Responsibility for New Employment Development	140	PRMD	JR	Feb 03 - Dec 04	Completed	Completed
30	Continue County Employee Assistance Program (SEIU represented job descriptions only)	140	CDC	n/a	ongoing	Ongoing	Completed & Ongoing
31	Increase Permanent Affordable Housing Stock through RDA Housing Set-Aside Funds	140	CDC	n/a	ongoing	Ongoing	Completed & Ongoing
32	Promote Interjurisdictional Cooperation to Solve Regional Infrastructure Problems	141	CAO, PRMD, County Dependent Districts	JR	New Program part of GP 2020 Update	Underway	GP2020 now in hearings
33	Issue Housing Bonds for Funding Affordable Units	141	CDC	n/a	beginning in 2001; TBD	In place and ongoing	Bond counsel and Co. Counsel not included
34	Consider Subsidizing County Impact Fees for Affordable Units	141	CDC, PRMD	JR	ongoing	Initiated	County Fund for Housing established
35	Lease County-Owned Land for Affordable Housing	141	CAO, General Services	n/a	ongoing	Underway	Continue Working w/ PRMD, Non-Profits to Identify Sites
36	Review Existing Impact Fee Structure	141	PRMD, CAO	JR	April 03 - Dec 03	Underway	Additional Study Needed
37	Convert Market-Rate Mobile Home Parks to Affordable Housing	142	CDC, Local Non-Profits	n/a	New Program beginning 2002; TBD	Not Started	As opportunities, resources become available.
38	Consider Equity Based Partnerships for Second Mortgages	142	CDC	n/a	TBD for expanded programs	Ongoing w/some programs	Ongoing
39	Support Establishment of a Community Land Trust	142	PRMD, CDC	unk	TBD	Initiated 7/05	As resources are available.

SONOMA COUNTY HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

last update September 27, 2006

Housing Element Program	Short Program Description	H.E. Pg. No.	Responsibility	PRMD Staff	Time Frame	Status	Comments/Next Step
9.5 PROMOTE PRODUCTION OF SPECIAL NEEDS HOUSING UNITS							
40	Reduce Constraints on Group Homes and Transitional Housing	142	PRMD	KJ	Integrated Development Code	Underway	Complete inventory, work with Special Needs groups
41	Support Inter-Jurisdictional Housing Coordinating Committee	143	CAO	n/a	New Program beginning 2001	Not Started	Planning Directors meet monthly, discuss needs
42	Homeless Shelters in All Urban Zoning Districts with a Use Permit	143	PRMD	JR	May-03	Completed	Completed
43	Small-Scale Homeless Shelters in Urban Service Areas	143	PRMD	KJ	Integrated Development Code	Completed	Completed
44	Churches to Operate Homeless Shelters	143	PRMD	KJ	New Program part of Development Code	Underway	GP2020, Integrated Development Code
45	Build Permanent Homeless Shelters and/or Commit Stable Sources of Funding	143	CAO	n/a	ongoing	Ongoing	Russell Ave. opened 11/03. Finley in process.
46	Fund a Survey and Study of the Homeless through the Community Development Commission	144	Office of Commissions, CDC	n/a	New Program in 2001	Completed	Completed
47	County Homeless Shelter	144	CAO	n/a	New program, ongoing	underway	Completed
48	Inventory Existing Group Homes	144	CDC, PRMD	JR	Oct 03 - Feb 04	Initiated	Initial data collected; need inventory
49	Subdivision of Williamson Act Lands for Farmworker Housing	144	PRMD, CDC	JR	May-03	Completed	Completed
50	Continue Annual Funding of a Fair Housing Program	144	CDC	n/a	ongoing	In place and ongoing	Completed & Ongoing
9.6 IMPROVE ENERGY EFFICIENCY IN HOUSING							
51	Promote Energy Efficiency in New and Existing Residential Structures	145	CDC	n/a	ongoing	Ongoing	Incorporate into Design Manual, design underway
9.7 OTHER PROGRAMS							
52	Farmworker Camp		PRMD/CDC	JR	Feb 03 - Dec 04?	Completed	Completed
*53	Second Units as a Use by Right (ZPE Only)		PRMD	JR	May-03	Completed	Completed
*56	Fair Access Request Process		PRMD	JR	May-03	Completed	Completed

TABLE 2: SONOMA COUNTY'S PROGRESS IN MEETING ITS REGIONAL HOUSING NEED ALLOCATION, 1999-2007 AS OF DECEMBER 31, 2006							
Targeted Income Group	Total Need	Need as % of Total Units	Permits Issued	Permits Approved Not Yet Issued	Total Provided	Provided as % of Need for Income Level	Remaining Need
Very Low Income	1,311	19%	650	0	650	50%	661
Low Income	1,116	17%	339	11	350	31%	766
Moderate Income	1,563	23%	316	16	332	21%	1,231
Above Moderate	2,809	41%	1,741	17	1,758	63%	1,051
Total	6,799	100%	3,060	44	3,124	46%	3,675

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ARNOLD SCHWARZENEGGER, Governor

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